

AGENDA ITEM # XI-B.

AOG: Five County Association of Governments

PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION

REGIONAL CLEARINGHOUSE REVIEW

Applicant: Brian Head Town

Project Title: Steam Engine Meadows Phase 1-C Streets & Utilities Project

Date Received: October 1, 2018

Date the AOG Steering Committee Reviewed: October 10, 2018

Project Description:

WHO - Residing at nearly 10,000 feet above sea level, Brian Head Town is Southern Utah's premier mountain resort community serving as a regional ski destination for Las Vegas and Southern California. In addition to Brian Head Town's full-time population of about 100 residents, the Town routinely provides services for thousands of visitors who come for skiing and other snow sports in the winter months as well as mountain biking, hiking and other outdoor recreation activities during the summer months. Daytime visitors peak around 10,000 during events and holidays a handful of times each year. Brian Head Town currently supports 1,500 utility connections in and around the Town limits, which further illustrates the broad areas which Brian Head provides basic service needs.

WHAT - Brian Head Town is seeking loan funding to complete a roads and utilities infrastructure project for Steam Engine Meadows Subdivision (residential). The improvements would include completion of water lines, sewer lines, and paved roads.

WHY - The proposed improvements would complete a subdivision that was basically abandoned following the 2008 recession. The subdivision is in a key area of wildland urban interface, and the proposed improvements would enable public safety access and improved fire protection capacity.

Currently there are no residential structures in the subdivision, but with the current building demand and economic conditions property owners in the area are seeking solutions for running power and gas to the area to enable building. The Town projects it won't be long before people are building within the subdivision, and we are concerned about fire protection in the area.

In the past, we've come seeking grant money for projects that improve fire protection in our residential neighborhoods. In this case, as there are not any structures currently in the subdivision, most of the work would not impact the water rates, and the development in the area is likely to be higher end, the Town believes that the development itself will provide enough additional tax dollars to cover the debt service on a loan.

PROPOSED FUNDING: CIB loan 2.5%, 15 years: \$ 875,000. **Total Project Cost:** \$ 875,000.

Is the project on the County Capital improvements List?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the project consistent with local and regional plans?	Local: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Regional: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the project a planning project?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

How will the project benefit the applicant community?

The proposed improvements would complete a subdivision that was basically abandoned following the 2008 recession. The subdivision is in a key area of wildland urban interface, and the proposed improvements would enable public safety access and improved fire protection capacity.

What are challenges the project faces/creates?

None are anticipated

AGENDA ITEM # XI-B. (Continued)

Brian Head Town - Steam Engine Meadows Phase 1-C Streets & Utilities Project Review (page 2 of 2)

AOG Recommendation:

The Five County Association of Governments Steering Committee reviewed this project on the date indicated above and voted to:

_____ support this project. _____ remain neutral on this project. _____ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thiriot

Signature: _____, Executive Director

AGENDA ITEM # XI-B. (Continued)

AOG: Five County Association of Governments

PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION

REGIONAL CLEARINGHOUSE REVIEW

Applicant: Municipal Building Authority of Beaver City

Project Title: Beaver City Opera House

Date Received: September 26, 2018

Date the AOG Steering Committee Reviewed: October 10, 2018

Project Description:

Beaver City Opera House Renovation:

Beaver City currently maintains the Opera House as one of its public facilities. This building was constructed in 1907 as a public meeting place for the community. It held dances, band practices, community meetings and social gatherings. It has served as a fire station, sewing factory, and military armory to name a few. It is listed on the National Register of Historic Places. It now serves as the center for the Sr. Citizens program as well as Meals on Wheels. Local support groups also use the building for meetings as well as dance groups, exercise groups, martial arts groups, and the Beaver Civic Arts hosts three plays each year in the theater. There are many family and community gatherings held in this building as well.

After a structural engineering analysis by Steven Barnhardt in 2010, Beaver City realized that the building was in great need of seismic upgrades to the roof and walls. The building is structurally sound except for the seismic upgrades necessary for a public building. Jones and DeMille Engineering completed another study in 2017 that confirmed the need for a seismic upgrade in conjunction with a renovation to the electrical and mechanical systems. The kitchen was in need of many upgrades to help prepare food in an appropriate manner, and the theater was in need of a sound system, new lighting, improved seating, and more space for theatrical productions.

This project was included on the Capital Improvement Plan for several years without the funding possible to even begin. For this reason, Beaver City (MBA) is applying to the Community Impact Board to help with the funding.

PROPOSED FUNDING: CIB loan 2.5%, 20 years: \$500,000. CIB grant: \$400,000. Applicant Cash: \$74,000. Other Local Cash: \$16,000. Federal grant: \$300,000. State grant: \$310,000. **Total Project Cost:** \$1,600,000.

Is the project on the County Capital improvements List? Yes ☒ No ☐

Is the project consistent with local and regional plans? Local: Yes ☒ No ☐

Regional: Yes ☒ No ☐

Is the project a planning project? Yes ☐ No ☒

How will the project benefit the applicant community?

This will ensure that the residents and visitors to Beaver City not only preserve a very historic facility, but actually make that facility usable for many more functions than it currently provides for. The seismic improvements will provide for public safety. Other improvements will greatly extend the useable life of the overall building.

What are challenges the project faces/creates?

As is the case with all renovation projects, there is always the possibility of unanticipated items creeping in. Fortunately this project has been studied very well. One concern that has been fairly common in the past several years is construction cost bids exceeding even the best estimates of the design professionals. Can this be renovated for the amount planned?

AOG Recommendation:

The Five County Association of Governments Steering Committee reviewed this project on the date indicated above and voted to:

___ support this project. ___ remain neutral on this project. ___ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thiriot

Signature: _____, Executive Director

AGENDA ITEM # XI-B. (Continued)

AOG: Five County Association of Governments

PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION

REGIONAL CLEARINGHOUSE REVIEW

Applicant: Town of Bryce Canyon City

Project Title: Bryce Canyon City - Wellness Clinic

Date Received: September 26, 2018

Date the AOG Steering Committee Reviewed: October 10, 2018

Project Description:

Purpose of the Project:

Bryce Canyon City, located in Garfield County, was incorporated in July of 2007. Bryce Canyon City is located at the entrance to Bryce Canyon National Park, which receives over 1,000,000 visitors each year. During peak season, the number of visitors to the City exceeds the total population of Garfield County. At this time the City's population and that in the County near the City increases dramatically with seasonal workers. A recent trend is that more and more of these workers are staying full time because the peak season is continuing to begin sooner and end later from year to year. With it has come rapid population growth and increased interest and demand for recreation facilities in the City.

The proposed facility will provide a weight lifting room and gymnasium space for recreation purposes and for holding general community events for the area. Restroom and mechanical spaces are also included as part of the proposed facility. Recently the City has been housing weight lifting and exercise equipment in the existing City public safety building. Fire fighters and other first responders have most generally used this, but many other citizens have utilized the facilities and the demand is growing. The City recognizes that there is a need to move the equipment and have a dedicated building for these activities. Additionally, the equipment is taking up much needed space in the public safety building that is needed for emergency vehicles and equipment.

Benefits of the project include: (1) Alleviating safety and space concerns currently present with housing fitness equipment at the public safety building (2) Community center space that the City currently does not have, (3) Gymnasium recreation space and opportunity for a growing community that currently does not have such.

What is Being Proposed, Alternatives Considered, and Benefits

The City requests CIB funds, to be combined with in-kind donations, to construct the new facility. The facility will be constructed on existing City property where public safety building is located. The site will accommodate the proposed facility in close proximity to the public safety building to conveniently allow continued use of equipment by first responders. Another alternative considered included adding on to the existing public safety building for the exercise equipment only, this alternative is considered less desirable because the City would like to provide some separation of the facilities. Additionally, building a new, separate building affords the City the opportunity to include gymnasium and community center spaces which are needed and desired by the community. The selected site was chosen for its low cost, its proximity to the public safety building, existing infrastructure, and the need to improve and enhance City property.

The City has paid for preconstruction architecture, engineering, and environmental services in advance in an effort to expedite the project and hopefully move forward with construction in the spring of 2019. Also, with construction costs rising rapidly, this approach will allow the project to be bid prior to the February funding meeting and know the actual construction costs at that time.

Why CIB Funds are Being Requested

A total of \$1,600,000 in funding is required to complete the project. The City is contributing \$70,000 in-kind by paying for preconstruction engineering, architecture, bidding, and environmental up front. To complete the new facility the City is requesting a total \$1,530,000 in CIB funding in the form of a \$765,000 grant and a 2.5% loan of \$765,000 to be paid back from the general fund. Other funding avenues, such as a commercial loan, would require the project scope to be reduced to make it affordable or would. This could result in a smaller facility that would not provide space required.

PROPOSED FUNDING: CIB loan 2.5%, 30 years: \$765,000. CIB grant: \$765,000. Applicant In-kind: \$70,000.

Total Project Cost: \$1,600,000.

Is the project on the County Capital improvements List?

Yes ☒

No ☐

Is the project consistent with local and regional plans?

Local: Yes ☒

No ☐

Regional: Yes ☒

No ☐

AGENDA ITEM # XI-B. (Continued)

Bryce Canyon City - Wellness Clinic Review (page 2 of 2)

Is the project a planning project?

Yes ☐

No ☒

How will the project benefit the applicant community?

The Town of Bryce Canyon City is looking to build a publicly owned recreation center. The residents currently are using space inside the public safety building/fire station. That creates security issues. This will provide a purpose-built facility that all residents will be able to use.

What are challenges the project faces/creates?

No specific challenges are anticipated, other than what has been fairly common as of the past several years, and that is construction cost bids exceeding even the best estimates of the design professionals. Can this be built for the amount planned?

AOG Recommendation:

The Five County Association of Governments Steering Committee reviewed this project on the date indicated above and voted to:

____support this project. ____remain neutral on this project. ____not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thiriot

Signature: _____, Executive Director

AGENDA ITEM # XI-B. (Continued)

AOG: Five County Association of Governments

PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION

REGIONAL CLEARINGHOUSE REVIEW

Applicant: Town of Bryce Canyon City

Project Title: Bryce Canyon City – General Plan

Date Received: September 26, 2018

Date the AOG Steering Committee Reviewed: October 10, 2018

Project Description:

Visitation to Bryce Canyon NP continues to increase, and this growth continues to directly affect Bryce Canyon City. Even though the city is home to only 195 permanent, year-round residents, on any given day (from April to October) it hosts more people than live in Garfield County. Additionally, the city hosts several major events throughout the year, including the Bryce Canyon Winter Festival, Bryce Canyon Country Rodeo and the Canyon2Canyon Bike Ride. The community is anticipating change - change in population, council members, business license applications, and general development. With limited resources, the town says they are not prepared to handle these changes. A few years ago, they tried to update our zoning ordinance, but found that they did not have a plan to justify the regulations envisioned by it. They expect that this planning project will also include a critical review and recommendations related to this ordinance. The residents and business owners in Bryce Canyon want to find way to grow while maintaining the rural atmosphere they have always cherished. They indicate that they need a plan that meets the state legal requirements and protects private property rights. With this in mind, the town is pursuing a matching grant from the Community Impact Board. The town has prioritized the need to plan and have the matching funds required for this project. The town anticipates collaborating with the Five County AOG and Tropic Town on this project, and we hope the CIB will support us in this path forward as we plan for the future of our community.

PROPOSED FUNDING: CIB grant: \$20,000. Applicant Cash: \$20,000. Total Project Cost: \$40,000.

Is the project on the County Capital improvements List? Yes ☒ No ☐

Is the project consistent with local and regional plans? Local: Yes ☒ No ☐

Regional: Yes ☒ No ☐

Is the project a planning project? Yes ☒ No ☐

How will the project benefit the applicant community?

The Town of Bryce Canyon City needs a current general Plan in order to comply with state law. This plan is needed to plan for the next 10 year horizon and be a comprehensive general Plan.

What are challenges the project faces/creates?

No specific challenges are anticipated. Always when a community embarks on a General Plan rewrite there is concern of getting involvement from all of the residents, so that it represents the vision of the whole community and is not just supporting a vocal minority. Efforts should be undertaken to see that all are fairly represented in the process.

AOG Recommendation:

The Five County Association of Governments Steering Committee reviewed this project on the date indicated above and voted to:

___ support this project. ___ remain neutral on this project. ___ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thiriot

Signature: _____, Executive Director

AGENDA ITEM # XI-B. (Continued)

AOG: Five County Association of Governments

PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION

REGIONAL CLEARINGHOUSE REVIEW

Applicant: Tropic Town

Project Title: Tropic Town – General Plan

Date Received: September 26, 2018

Date the AOG Steering Committee Reviewed: October 10, 2018

Project Description:

PROJECT DESCRIPTION

Tropic Town is facing more development pressure than it has in decades. The growth in interest in Bryce Canyon is a primary driver in this change, but our community also faces infrastructure and demographic pressures.

In 2016, the Rural Planning Group developed a “community assessment” with a special focus on zoning and inputs for a general plan revision. The purpose of that document was to create a “snapshot” of Tropic’s current condition and recommend actions that the town can take to improve conditions. Since that time we have seen interest in development increase, and we want to make sure that we codify our vision and goals. We anticipate utilizing this assessment as an issues baseline, but we need help to update our plans and regulations (as was recommended in our assessment).

Our current general plan was adopted in 1996, and our zoning ordinance had its last comprehensive revision in 2004. A great deal has changed since then, and we need to update them for internal consistency as well as alignment with state statute. Our community has already organized volunteer groups to gather more current information from business owners and residents.

Because we share so many issues (workforce housing, transportation, etc.), we intend to work collaboratively with Bryce Canyon City, the Five County AOG, and other regional partners on this project.

PROPOSED FUNDING: CIB grant: \$11,000. Applicant Cash: \$11,000. **Total Project Cost:** \$22,000.

Is the project on the County Capital improvements List? Yes ☒ No ☐

Is the project consistent with local and regional plans? Local: Yes ☒ No ☐

Regional: Yes ☒ No ☐

Is the project a planning project? Yes ☒ No ☐

How will the project benefit the applicant community?

The town general plan is very old and the proposed update is much needed and will bring it, and the town, literally, into the 21st century.

What are challenges the project faces/creates?

No specific challenges are anticipated.

AOG Recommendation:

The Five County Association of Governments Steering Committee reviewed this project on the date indicated above and voted to:

____support this project. ____remain neutral on this project. ____not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thiriot

Signature: _____, Executive Director

AGENDA ITEM # XI-B. (Continued)

AOG: Five County Association of Governments

PERMANENT COMMUNITY IMPACT FUND BOARD (PCIFB) APPLICATION

REGIONAL CLEARINGHOUSE REVIEW

Applicant: Panguitch City

Project Title: Panguitch City – Culinary Water Asset Management/Master Plan

Date Received: October 1, 2018

Date the AOG Steering Committee Reviewed: October 10, 2018

Project Description:

Panguitch City is located in Garfield County Utah along the US Highway 89 corridor. With a population of just over 1,500 people, Panguitch City is a small rural community. The City has a culinary water system which is aging and in need of various repairs. In the summer of 2017 a wildfire which started near the Brian Head ski Resort west of the city burned the majority of the water sheds which supply water to the city. Additional flooding which occurred throughout July 2018 damaged the spring collection sites which the city has been pursuing funds to redevelop.

The City recognizes that due to issues surrounding the Brian Head fire and the aging water system infrastructure there is a need to develop a water system master plan which will analyze existing system source, storage, and distribution components. The City is pursuing funding from the Community Impact Board (CIB) to develop this masterplan. The plan will review the current system and look at how the city has been growing and plans to grow in the future. This will aid in identifying needed upgrades or repairs.

A GIS database will be developed by creating an inventory of the existing culinary water system including distribution pipe sizes, valves, hydrants, meters, etc. This will help the City to understand the extent and general layout of system components. Field work will be utilized as well as reviewing existing paper or electronic drawings, and previous models and reports. Field work will aid the City in developing a more accurate representation of the utilities which will then be uploaded to an interactive GIS geodatabase which the City can then use to train future personnel and keep track of work being performed throughout the system. The GIS database will be used to develop a hydraulic model of the system. This model will allow for an analysis of the existing and future demands to the water distribution system. Flows and pressures throughout the system will be reviewed as well as looking at current water usage and growth areas. System deficiencies will be identified based on the model and exported into the GIS interactive database.

These deficiencies will be categorized into various phases and a replacement / upgrade plan will be developed based on the needs and growth required by the system. Cost estimates will be put together for the various project phases and a financial analysis will be prepared for the various project phases which will aid the City in identifying potential funding opportunities and to make preparations for moving forward with the needed repairs and upgrades.

Panguitch City recognizes the need to be more proactive in their culinary water system and planning for the future rather than reactive to it. The City plans to move forward with this study immediately with a plan for completion by Spring of 2019.

PROPOSED FUNDING: CIB grant: \$26,300. Applicant Cash: \$26,300. **Total Project Cost:** \$52,600.

Is the project on the County Capital improvements List?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the project consistent with local and regional plans?	Local: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
	Regional: Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is the project a planning project?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

How will the project benefit the applicant community?

With all of the recent changes in the water source and distribution system brought about by the recovery from the effects of the 2017 Brian Head fire, the City needs a Water Master Plan to reflect those changes and plan for the future needs of the resident's culinary water needs.

AGENDA ITEM # XI-B. (Continued)

Panguitch City – Culinary Water Asset Management/Master Plan Review (page 2 of 2)

What are challenges the project faces/creates?

No specific challenges are anticipated.

AOG Recommendation:

The Five County Association of Governments Steering Committee reviewed this project on the date indicated above and voted to:

☐ support this project. ☐ remain neutral on this project. ☐ not support this project.

The action of the Steering Committee on the above date is attested to by:

Type Name: Bryan D. Thiriot **Signature:** _____, Executive Director